167.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	930,900 / 930,900
					USE VALUE:	930,900 / 930,900
					ASSESSED:	930,900 / 930,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AMBROSINO JONATHAN E &
Owner 2:	OLSON ERIC C
Owner 3:	
Street 1:	61 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRIAN CALLAHAN CO -
Owner 2:	-
Street 1:	20 WOODBURY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .127 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Wood Shingle Exterior and 2207 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5530.000	538,500	2,800	389,600	930,900
Total Card	0.127	538,500	2,800	389,600	930,900
Total Parcel	0.127	538,500	2,800	389,600	930,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.79 /Parcel: 421.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 110409

GIS Ref

GIS Ref

Insp Date 09/14/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 167.0-0002-0013.0

!12908!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	538,500	2800	5,530.	389,600	930,900		Year end	12/23/2021
2021	101	FV	522,900	2800	5,530.	389,600	915,300		Year End Roll	12/10/2020
2020	101	FV	522,900	2800	5,530.	389,600	915,300	915,300	Year End Roll	12/18/2019
2019	101	FV	390,900	2800	5,530.	389,600	783,300	783,300	Year End Roll	1/3/2019
2018	101	FV	390,900	2800	5,530.	345,100	738,800	738,800	Year End Roll	12/20/2017
2017	101	FV	312,700	2800	5,530.	289,400	604,900	604,900	Year End Roll	1/3/2017
2016	101	FV	245,200	2800	5,530.	289,400	537,400	537,400	Year End	1/4/2016
2015	101	FV	239,000	2800	5,530.	250,500	492,300	492,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:46:58

LAST REV

Date	Time
06/29/21	11:09:59
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12908

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRIAN CALLAHAN	68441-41		11/21/2016		950,000	No	No		
PACHECO JOHN J,	67046-366		4/6/2016	Change>Sale	640,000	No	No		
PACHECO JOHN J	54941-595		7/2/2010	Convenience	1	No	No		
	12027-229		7/1/1971		32,000	No	No		N

USER DEFINED

Prior Id # 1:	110409
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2021	211	New Wind	17,595	C				
6/15/2016	802	Heat App	10,000					2 HVAC hot air sys
4/19/2016	466	Inter Fi	60,000					REMOD KITCH ADD 2
11/29/2007	1101	New Wind		C				21 NEW WNDWS
2/1/2006	65	Manual	5,000					rebuild 6x6 rear

ACTIVITY INFORMATION

Date	Result	By	Name
3/22/2017	SQ Returned	MM	Mary M
9/14/2016	Meas/Inspect	DGM	D Mann
11/10/2008	Meas/Inspect	336	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	163	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5530		Sq. Ft.	Site		0	70.	1.01	8			Med. Tr	-5					389,622						389,600	

Total AC/HA:	0.12695	Total SF/SM:	5530	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	389,622	Spl Credit		Total:	389,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17870092
Const Adj.:	1.00989902
Adj $ / SQ:	154.748
Other Features:	123774
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	564423
Depreciation:	25963
Depreciated Total:	538459

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 3 | Baths: 3 | HB

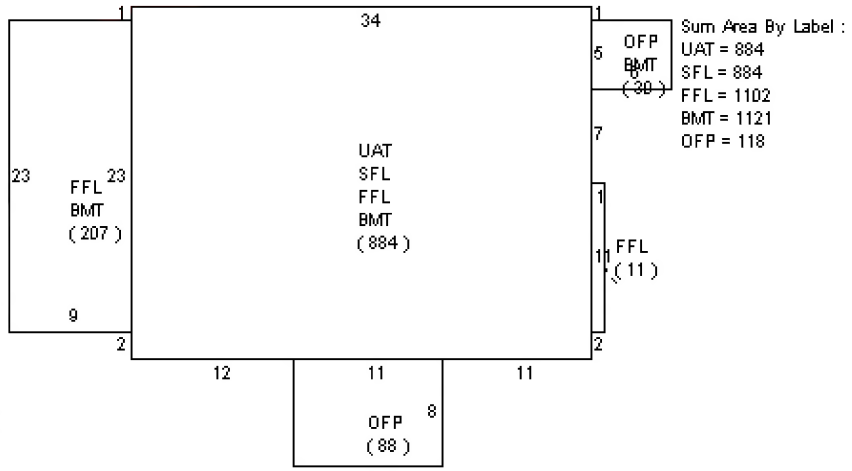
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	3	M
Totals			
1	11	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	170.22
Special Features:	0	Val/Su Net:	156.27
Final Total:	538500	Val/Su SzAd	271.15

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,121	46.420	52,042
FFL	First Floor	1,102	154.750	170,532
SFL	Second Floor	884	154.750	136,797
UAT	Upper Attic	221	119.160	26,333
OFP	Open Porch	118	30.780	3,633
	Net Sketched Area:	3,446	Total:	389,337
Size Ad	1986	Gross Area	4109	FinArea 2207

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X19	F	FR	1916	22.61	T	50	101			2,800			2,800

More: N | Total Yard Items: 2,800 | Total Special Featues: | Total: 2,800

PARCEL ID

167.0-0002-0013.0

IMAGE

AssessPro Patriot Properties, Inc